

ALTA / ACSM LAND TITLE SURVEY

ZONING INFORMATION

CURRENT ZONING: C-2 (HIGHWAY COMMERCIAL)

BUILDING SETBACK TABLE

FRONT: 65'
SIDE: 15'
REAR: 15'

SURVEYING NOTES

COMPLETED FIELD WORK:
APRIL 12, 2012
BASIS OF BEARING:
FINAL PLAT OF ROGERS RESTAURANT AND
HOSPITALITY SUBDIVISION, FILED IN BOOK 2005 AT
PAGE 952.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN
FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE
NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0260 J DATED 09/28/2007)

MANHOLE INVERT DATA

- (A) STORMWATER MANHOLE
EXITS PROPERTY TO THE WEST
FLOWLINE: 1287.82'
(B) STORMWATER MANHOLE
ENTERS FROM THE SOUTH
FLOWLINE: 1288.34'
(C) STORMWATER MANHOLE
EXITS TO THE NORTH
ENTERS FROM THE SOUTH AND EAST
FLOWLINE: 1288.42'
(D) STORMWATER MANHOLE
EXITS TO THE NORTHWEST
FLOWLINE: 1289.73'
(E) SANITARY SEWER MANHOLE
EAST AND WEST FLOW
FLOWLINE: 1281.89'

MISCELLANEOUS NOTES

- (MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- (MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- (MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- (MN6) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS LOCATED VISIBLE UTILITIES AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND A THOROUGH SEARCH OF THE PREMISES.
- (MN7) ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
- (MN8) THIS PROPERTY IS WITHIN BENTON COUNTY, ARKANSAS.
- (MN9) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF ARKANSAS, CERTIFIES TO (I) _____ (LENDER) _____, (II) **FIRST AMERICAN TITLE COMPANY** AND **QUATTRO DEVELOPMENT, LLC AND QUATTRO ROGERS, LLC AND CHASE VENTURES, LLC** AS FOLLOWS:

1. THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA / ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITL ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON THE 12TH DAY OF APRIL, 2012 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. **(EXCEPT AS SHOWN ON THE SURVEY)** THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. **(EXCEPT AS SHOWN ON THE SURVEY)** THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. **NCS-529544-ATL DATED APRIL 06, 2012**, ISSUED BY **FIRST AMERICAN TITLE COMPANY**, WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTION OF RECORD FOR THE SUBJECT PROPERT REFERENCED IN SUCH TITLE REPORT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. THE CURRENT ZONING ORDINANCE OF **C-2** IS **HIGHWAY COMMERCIAL DISTRICT**. THE SUBJECT PROPERTY MEETS THE CURRENT ZONING ORDINANCE REQUIREMENTS.
10. EXCEPT AS SHOWN ON THE SURVEY NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY WHICH THE SUBJECT PROPERTY IS LOCATED.

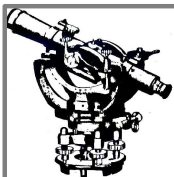
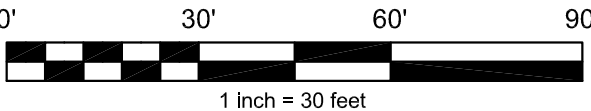
THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

BUCKLEY D. BLEW DATED: **04/26/2012**
(NAME OF SURVEYOR)

REGISTRATION NO. **1532**



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



BLEW & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
524 W. SYCAMORE ST. SUITE 4
FAYETTEVILLE, AR 72703
PH. (479) 443-4506 FAX (479) 582-1883
http://www.blewinc.com

FOR THE USE AND BENEFIT OF
QUATTRO DEVELOPMENT, LLC
QUATTRO ROGERS, LLC
CHASE VENTURES, LLC

LOCATION: LOT 1 IN ROGERS RESTAURANT & HOSPITALITY SUBDMISION
COUNTY/STATE: BENTON COUNTY, ARKANSAS
JOB # 12-175
DRAWN BY SEBO
SURVEYED BY BDB
DATE: 04/23/2012

SCHEDULE B - SECTION II

- (8.) RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, FILED FOR RECORD JANUARY 6, 1948 IN/AS DEED BOOK 270 AT PAGE 491 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. - BLANKET
- (9.) RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, FILED FOR RECORD MARCH 20, 1953 IN/AS DEED BOOK 299 AT PAGE 236 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. - BLANKET
- (10.) A 20 FOOT UTILITY EASEMENT IN FAVOR OF THE CITY OF ROGERS, TO CONSTRUCT, REMOVE, RE-CONSTRUCT, ENLARGE, MAINTAIN, INSPECT, REPAIR, AND OPERATE UTILITY LINES AND APPURTENANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO AND FROM, FILED FOR RECORD MAY 2, 1995 IN/AS LAND DOCUMENT#95-27055 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. - PLATTED
- (11.) A 30 FOOT RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, FILED FOR RECORD FEBRUARY 11, 1998 IN/AS LAND DOCUMENT#98-11608 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. - PLATTED
- (12.) RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON A BOUNDARY/TOPOGRAPHIC SURVEY DATED MAY 23, 2003 BY CEI ENGINEERING ASSOCIATES, INC. AND FILED FOR RECORD JULY 24, 2003 AS SURVEY LAND DOCUMENT #2003-617 - PLATTED
- (13.) TERMS AND CONDITIONS OF A DECLARATION OF DRAINAGE EASEMENTS BY AND BETWEEN C.J. RAYMOND INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AND P.O.W., INC., FILED FOR RECORD MARCH 8, 2005 AS DEED LAND DOCUMENT#2005-11172. - PLATTED
- (14.) A TEMPORARY EASEMENT FOR CONSTRUCTION BY AND BETWEEN C.J. RAYMOND INVESTMENTS, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, P.O.W., INC., AND POPLAR PROJECT, LLC, IN FAVOR OF C.J. RAYMOND INVESTMENTS, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY FILED FOR RECORD JUNE 28, 2005 AS DEED LAND DOCUMENT#2005-32796. (NOTE: ACCORDING TO SAID DOCUMENT, THE ESTABLISHED TEMPORARY CONSTRUCTION EASEMENT WAS SET TO TERMINATE ON THE DATE THAT THE CONSTRUCTION OF THE DETENTION POND WAS COMPLETE, BUT NO LATER THAN OCTOBER 31, 2005,) - DOES NOT AFFECT PROJECT AREA
- (15.) DEED RESTRICTIONS AS SET FORTH IN A WARRANTY DEED EXECUTED BY C.J. RAYMOND INVESTMENTS, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AS GRANTOR, AND RED ROBIN INTERNATIONAL, INC., A NEVADA CORPORATION, AND FILED FOR RECORD SEPTEMBER 20, 2005 AS DEED LAND DOCUMENT#2005-50266. - BLANKET
- (16.) TERMS AND CONDITIONS AS SHOWN AND SET FORTH IN A DECLARATION OF RECIPROCAL ACCESS AND UTILITY EASEMENTS BY AND BETWEEN BCS HOPPER, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AND C.J. RAYMOND INVESTMENTS, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, FILED FOR RECORD SEPTEMBER 20, 2005 AS DEED LAND DOCUMENT #2005-50278. - PLATTED
- (17.) RESERVATIONS, RESTRICTIONS, OBLIGATIONS AND ASSESSMENTS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED SEPTEMBER 9, 2005 IN/AS DEED LAND DOCUMENT#2005-50298 OF THE RECORDS OF BENTON COUNTY, AR. - BLANKET
- (18.) RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT OF SAID ROGERS RESTAURANT AND HOSPITALITY SUBDIVISION, FILED FOR RECORD IN/AS PLAT BOOK 2005 AT PAGE 952 OF THE RECORDS OF BENTON COUNTY, AR. - PLATTED

SCHEDULE A DESCRIPTIONS

TITLE COMMITMENT # NCS-529544-ATL
EFFECTIVE DATE: 04/06/2012

REAL PROPERTY IN THE CITY OF ROGERS, COUNTY OF, STATE OF ARKANSAS, DESCRIBED AS FOLLOWS:

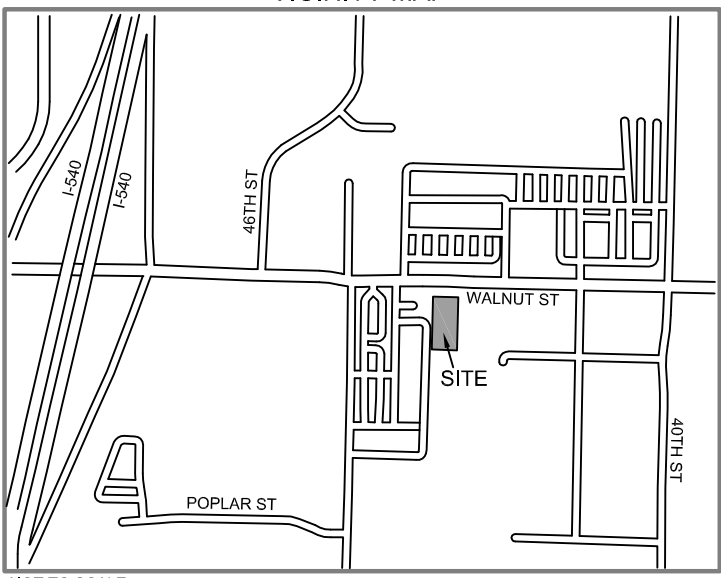
LOT 1, ROGERS RESTAURANT AND HOSPITALITY SUBDIVISION, TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2005, AT PAGE 952, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

SUBJECT TO DEED RESTRICTIONS AS SET FORTH IN A WARRANTY DEED FILED FOR RECORD SEPTEMBER 20, 2005 AS DEED LAND DOCUMENT #2005-50266.

STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE FORTY LINE CENTERLINE OF ROAD RIGHT-OF-WAY FENCE TREE LINE (M) FIELD MEASUREMENT (R) RECORDED MEASUREMENT	SET/FOUND 5/8" REBAR SET/FOUND NAIL FENCE CORNER POST FOUND STONE STATE MONUMENT FOUND PIPE COMPUTED POINT SET/FOUND ALUM. MONUMENT SET/FOUND COTTON SPINDLE SET / FOUND PK NAIL RAILROAD SPIKE TEMP BENCH MARK (ELEV.) STAKE ON LINE TREE
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT BUILDING SET BACK UTILITY EASEMENT	SANITARY SEWER MANHOLE POWER POLE WATER VALVE GAS METER ELECTRICAL BOX TELEPHONE PEDESTAL WATER METER SEPTIC LID FIRE HYDRANT STORM WATER LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
WATER LINE OVERHEAD POWER LINE SEWER LINE FLOW LINE GAS LINE FIBER OPTIC TELEPHONE LINE	ASPHALT GRAVEL CONCRETE FLOOD ZONE POND

VICINITY MAP



NOT TO SCALE